

Miss Olivia St-Amour  
Rapeys  
51 Great Marlborough Street  
London  
W1F 7JT

Application Ref: **2017/4318/L**  
Please ask for: **Sarah Freeman**  
Telephone: 020 7974 **2437**

14 September 2017

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**21-25 Mecklenburgh Square**  
**London**  
**WC1N 2AD**

Proposal: Internal alterations including repair and strengthening works to balusters, treads, risers and kite winders of timber and stone staircases; removal of existing non-original dado rails and installation of new timber handrails; replacement of existing timber staircase between second and third floor levels to no.24; application of safety film to landing windows; installation of warning signs to walls.

Drawing Nos: Site Location Plan 16010-A-0006-P01; 16010-A-2001-P01; 16010-A-2002-P01; 16010-A-2003-P01; 16010-A-2004-P01; 16010-A-2005-P01; 16010-A-0001-P01; 16010-A-0002-P01; 16010-A-0003-P01; 16010-A-0004-P01; 16010-A-0005-P01; 16010-A-7000-P01; 16010-A-7003-P01; Design, Access & Heritage Statement prepared by Dr Ramona Usher Conservation, dated June 2017; Design Statement prepared by CBP Architects Ltd, dated July 2017; Method Statement prepared by CBP Architects Ltd, dated 19/07/2017; 3M Safety Film Safety S70 Manufacturers Specification; Vion Window Film Safety 4 Series Specification.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):



Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Sample of the proposed new handrail to be reviewed on site.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 All historic floorboards shall be retained in situ and any loose floorboards shall be re-fixed using nails as opposed to screws.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 This site forms part of a Grade II\* listed terrace of former houses dating to c.1810-20, designed by the architect Joseph Kay; nos.20-29 were built by George Payne. No.s 21-25 form the centre pavilion of the east side of Mecklenburgh Square. The properties are currently in use as a hotel.

The proposed repair and strengthening works to balusters, treads, risers and kite winders of timber and stone staircases to all properties is considered to be sufficiently justified with intervention kept to a minimum to prevent loss of significant historic fabric. The proposed removal of the existing non-original dado rails and

installation of new timber handrails is considered to be acceptable; the new handrail is justified by the fact that it will relieve pressure on the main staircase and has reduced the need for significant intervention. The proposed replacement of the existing timber staircase between second and third floor levels to no.24 has been sufficiently justified and detailed. The proposed application of safety film to landing windows and installation of warning signs to walls are reversible interventions justified by safety concerns. Overall the proposals preserve the special interest of the Grade II\* listed building.

Public consultation was undertaken by placement of a press notice and site notice. No objections were received. Historic England was consulted, whereby a response was received on 25/08/2017 authorising the London Borough of Camden to determine this application in accordance with national and local policy guidance and on the basis of its specialist conservation advice. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

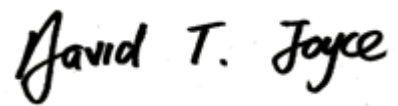
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning